

HISTORICAL SITE DEVELOPMENT GUIDELINES

Burlingame, "*The Tract of Character*", is an important San Diego subdivision, one of the first to be developed by the standard development process of today. It is a unique collection of quality architect-designed, early 20th century residences. Under the City's Voluntary/Traditional Historical District Policy only the volunteered sites are designated as part of the District. Because the District does not designate all contributing sites contained within the area, it is not appropriate to establish Design/Development Guidelines for all properties. The District requires that the historically designated sites, which are volunteered be subject to the City's historical regulations, which by reference are the US Secretary of Interior Standards for Rehabilitation.

Significant portions of the properties within the proposed District have retained their historical integrity and remain in good condition. Historical district designation will provide an incentive for the continued revitalization of the neighborhood and the preservation and long-term viability of its unique homes and setting. Historically designated properties generally lend themselves to the improvement of the surrounding community and increased economic value by enhancing the exclusivity of the neighborhood. Pride and homeownership also promotes revitalization.

Both property owners and tenants would benefit from the Historic District designation as follows:

- Special community scale and character will be maintained, protecting and enhancing private and public investments within the neighborhood.
- Sites become eligible for property tax and other tax abatement. Benefits include: Mills Act property tax reduction agreements, façade easements and/or tax credits.
- Design review and assistance for substantial alterations and new construction is available from City's Historical Resources Board and staff, to ensure compatibility of development, and protection of private investment.

- Development flexibility is available to assist in producing development consistent with the US Secretary of Interior Standards..

- Use of Conditional Use Permits for adaptive, alternative use of historical structures.

- Use of the State Historical Building Code.

Property owners of historical sites within the District have the responsibility to be sensitive to the historical character of their homes specially those areas visible from the street. The market value of an owner's property has a strong relationship to the preservation and enhancement of its unique architectural and historical character.

The City of San Diego Land Development Code, in order to maintain and enhance a site's historical significance, establishes that development on historic sites be consistent with the US Secretary of Interior Standards. The Standards are designed to guide efforts to rehabilitate, maintain historical structures and make additions. The Standards provide direction that ensures that new improvements will effectively integrate with, and respect the historical character of the site, particularly as it relates to their exterior appearance along the public street.

The US Secretary of Interior Standards are common sense guidelines that strive to recognize a building's or site's historical context, assuring that new development affecting it is sympathetic and respectful of the site's historical significance. It is recommended that owners contact the City's historical preservation staff to seek assistance and obtain advice of how to best bring about modifications to sites to meet the 10 standards identified in the Appendix.